

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, JULY 22, 2008

The meeting of the State Properties Committee was called to order at 10:02 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; Robert W. Kay and John A. Pagliarini, Jr., Public Members and Xaykham Khamsyvoravong representing the Rhode Island Office of the General Treasurer, Ex-officio Member. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Robert Jackson, Paul Carcieri and Maureen McMahon from the Rhode Island Department of Transportation; Mary E. Kay, Lisa Primiano and Cynthia Gianfrancesco from the Rhode Island Department of Environmental Management; Steve Whitney from the Rhode Island Senate Fiscal Office; Benjamin Copple from the Rhode Island Department of Labor and Training; Romeo Mendes from the Rhode Island Water Resources Board; Michael D. Mitchell, John Ryan, Marco Schiappa and Deborah White from the Rhode Island Department of Administration; Bruce Leach and James McCarvill from the Rhode Island Convention Center Authority; Steven Feinberg from the Rhode Island Film & Television Office; Audra Gorman and Donna Bloom from Brotherhood Productions, Inc. W. Thomas Humphreys from the law firm of Hinckley, Allen & Snyder, LLP.

Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.

A motion was made to approve the regular minutes of the State Properties Committee meeting held on June 24, 2008, as amended, by Mr. Pagliarini and seconded by Mr. Woolley.

Passed Unanimously

A motion was made to approve the Executive Session minutes of the State Properties Committee meeting held on June 24, 2008, by Mr. Woolley and seconded by Mr. Kay.

Passed Unanimously

A motion was made to approve the regular minutes of the State Properties Committee meeting held on July 8, 2008, as amended, by Mr. Pagliarini and seconded by Mr. Kay.

Passed Unanimously

The next special meeting of the State Properties Committee will be held on

Tuesday, July 29, 2008, at 10:00 in the Executive Dining Room located on the Ground Level of the Department of Administration building.

The next regular meeting of the State Properties Committee will be held on Tuesday, August 5, 2008, at 10:00 a.m.

ITEM A – Department of Administration – A request was made for approval of and signatures on both the Second Amendment to the Veterans Memorial Auditorium Foundation Lease and the Assignment Agreement by and between the Veterans Memorial Auditorium Foundation and the Rhode Island Convention Authority. This item was deferred to a special meeting of the State Properties Committee

to be held on July 29, 2008, at 10:00 in the Executive Dining Room.

ITEM B – Office of Film and Television / Department of Administration

– A request was made for approval of and signatures on a Film Locations Agreement by and between the State of Rhode Island, acting through the Department of Administration and Brotherhood Productions, Inc. for the filming of Season # 3 of the “Brotherhood” Television Series. Mr. Feinberg explained that the series “Brotherhood” is now in its third season and Brotherhood Productions, Inc. is requesting use of the State House from July 28, 2008, through October 31, 2008, pursuant to a blanket Film Location Agreement. Mr. Feinberg explained that the agreement before the State Properties Committee today is essentially the same agreement approved by the Committee last year. Mr. Feinberg indicated that because of the fast pace in which a television series is filmed and the fact that the State Properties Committee’s meetings are scheduled biweekly, Brotherhood Productions, Inc. is requesting approval to work through the Division of Facilities Management to make specific arrangements relative to specific dates of filming while also working in conjunction with the Governor’s Office and the various entities associated with the State House. Mr. Feinberg indicated that Brotherhood Productions, Inc. has submitted evidence of all appropriate and necessary insurance coverage. Chairman Flynn noted that the State House’s schedule of events is relatively light at this time of year as the General Assembly is not in session. However, Chairman Flynn indicated that there is some activity and the Division of Facilities Management needs to coordinate with the State House to

ensure that no conflicts arise as a result of any request for permission to film. Mr. Schiappa indicated that the first of the filming has been scheduled without conflict and Brotherhood Productions, Inc. will continue to consult with Division of Facilities prior to any anticipated request for filming. The Division of Facilities will ensure that the State House's calendar is clear on any requested date and if not, other arrangements for filming will have to be made. Mr. Woolley indicated that he has seen another draft agreement from the Department of Transportation regarding a request by Brotherhood Productions, Inc. to utilize on-street parking around the State House grounds. Mr. Feinberg indicated that all individuals involved in filming will be parking at an alternative facility; however, the Film and Television Office has received a request relative to filming at other locations controlled by the Department of Transportation. Mr. Feinberg stated that the parties will confer with the Department of Transportation, as they have in the past, relative to said filming. Mr. Woolley indicated that he is also aware of a request made by Brotherhood Productions, Inc. to film at the Adult Correction Institution (the "ACI"). Mr. Feinberg indicated that discussions have taken place regarding future filming of an exterior scene at the ACI. Mr. Feinberg indicated that the parties have consulted with Director Wall and Tracy Poole relative to said filming; however, said request is not part of the Film Location Agreement before the Committee today. Mr. Kay asked if the State of Rhode Island receives any type of fee for use of State-owned property for filming. Mr. Feinberg explained that the State of Rhode Island assesses a per diem fee of \$1,500 for any

filming on State owned property. Mr. Feinberg indicated that as always, any State employee whose services are necessary for filming, is engaged and compensated by Brotherhood Productions, Inc. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM C – Department of Children, Youth and Families – A request was made to occupy space located at 191 Social Street in the City of Woonsocket on a month-to month basis. Mr. Ryan indicated that the subject facility currently houses juvenile probations staff. Mr. Ryan indicated that at this time, Mr. Bohan and his senior staff are analyzing budgetary and personnel issues and examining the possibility of consolidating the current staff of 191 Social Street with another Department of Children, Youth and Families’ facility. Mr. Ryan explained that a month-to-month occupancy will allow Mr. Bohan and his senior staff sufficient time to finalize their review of the staffing and budgetary issues. Mr. Bohan explained that what he and his staff have been analyzing is relocation of a “Family Service Unit” located at the Pawtucket Regional Office to the Woonsocket area. Mr. Bohan stated that there is a unit that services Woonsocket families and has done so for a considerable amount of time, which is located in the City of Pawtucket. Mr. Bohan stated that as Mr. Ryan indicated the Department of Children, Youth and Families has had a juvenile probation office located in the City of Woonsocket for quite some time. The Department of Children, Youth and Families would like to co-locate the probation office with a family service unit;

however, the Department has been unable to identify the funds necessary to effectuate that plan. However, Mr. Bohan indicated that the Department of Children, Youth and Families continues to work toward bringing that plan to fruition, therefore, the Department of Children, Youth and Families is requesting that the Committee authorize payments of the 191 Social Street premises on a month-to-month basis until such time as the Department can finalize the terms of a new lease agreement or a short-term extension of the existing Lease Agreement. Chairman Flynn asked how long of an extension the Department of Children, Youth and Families is seeking. Mr. Bohan indicated that in all likelihood the Department will not require an extension of more than one year. Mr. Griffith asked if Mr. Bohan has discussed this plan with the State of Rhode Island Budget Office. Mr. Bohan indicated that he has discussed the plan and associated issues with the Department of Children, Youth and Families Budget Office; however, he is unsure as to whether there has been communication with the State Budget Office. Mr. Griffith indicated that he supports this request; however, it is his recommendation that the Committee grant an extension for a period of three to six months with the understanding that the Department of Children, Youth and Families will return to the Committee with an updated status report at that time. Mr. Griffith explained that without prejudice the State Properties Committee has always been hesitant to grant contracts on an extended month-to-month basis. Mr. Pagliarini indicated that if the Committee is skeptical about a month-to-month occupancy then he recommends approval of an extension of one year. Mr. Pagliarini

asked if the Lease Agreement has expired. Mr. Bohan indicated that the term of the Lease Agreement has expired. Mr. Pagliarini stated that the probation staff has to be housed somewhere so why not grant the Department the year it believe is necessary to finalize its review and effectuate an alternative plan. Mr. Kay indicated that he is of the opinion that the Department of Children, Youth and Families should return to the Committee within ninety (90) days to provide an updated status report. Mr. Woolley indicated that he believes a period of six (6) months is more reasonable. A motion to approve the month-to-month occupancy of the current premises for a period of six (6) months with the understanding that the Department of Children Youth and Families will return to the Committee with a progress report at that time was made by Mr. Griffith and seconded by Mr. Kay. The motion passed four (4) votes “Aye” to one (1) vote “Nay”

Four (4) votes “Aye”

Mr. Woolley

Mr. Griffith

Mr. Kay

Chairman Flynn

One (1) vote “Nay”

Mr. Pagliarini

ITEM D – Water Resources Board – A request was made for approval of and

signatures on a Lease Agreement by and between the Water

Resource Board and Greenwich Village Nursery and Kindergarten, LTD. for the premises located at 227 Noonseneck Hill Road in the Town of West Greenwich. Mr. Mendes explained that this request is an attempt to correct a long standing problem with a Sublease Agreement that may or may not have been previously approved by the Water Resources Board. Mr. Mendes indicated that essentially a commercial enterprise was established on a portion of a residential property, but the rent being paid to the State was that of a residential property. The commercial entities portion of the rent was being paid directly to the original owner of the property, who was paying a reduced rental rate to the State of Rhode Island. When the Water Resources Board became aware of the situation, it immediately terminated the residential tenancy and the Board is now seeking to enter into a formal commercial Lease Agreement with the business owner who operates the kindergarten and nursery school. The commercial Lease Agreement is a standard document, which was prepared by the Department of Administration's Legal Department. The lease fee is based upon an appraisal commissioned by Andolfo Appraisal Associates in March of 2008. Said appraisal values the property's rental payment at \$900 per month. As is the policy of the Water Resources Board, the rental payment is adjusted in years two through five in accordance with the Consumer Price Index ("CPI"). Mr. Pagliarini suggested that a motion be made to defer this item until such time as the Committee has had an opportunity to review the appraisal of the property. Mr. Pagliarini explained that he recently rented office space on Nooseneck Hill Road and the rental rate per

square footage far exceeded the rental rate being proposed in the subject Lease Agreement. As the property comprises of 1,400 square feet of space plus the use of over a half acre of land, Mr. Pagliarini believes the rental rate is grossly inadequate for the subject property.

Chairman Flynn asked Mr. Mendes if he believes there is any problem in delaying this matter. Mr. Mendes indicated that he did not believe there would be any significant problem in delaying the matter until the next scheduled meeting. Mr. Griffith inquired whether the operation is a duly license daycare center. Mr. Mendes stated that the daycare operation is fully license. Mr. Griffith asked if there are any special provisions included in the Lease Agreement, which address proper licensing and background checks being conducted on any and all employees of the daycare center. Mr. Mendes indicated that he does not believe said provisions are specifically addressed in the Lease Agreement; however, the Water Resources Board would not entertain entering into a lease agreement unless said safeguards were in place. The owner of the operation provides the Board with documentation regarding those specific issues on a yearly basis. A motion was made to defer the matter to a future meeting of the State Properties Committee by Mr. Pagliarini until such time as the Committee has an opportunity to review the appraisal of the property. Said motion was seconded by Mr. Woolley.

Passed Unanimously

ITEM E – Department of Environmental Management – A request was made for approval of and signatures on Amendment No. 1 to the Blackstone River Bikeway – Access Agreement for Peterson/Puritan

Operable Unit 2 Remedial Investigation/ Feasibility State by and between the Department of Environmental Management and Blasland Bouck & Lee, Inc. Ms. Kay explained that the clean up and remedial action being taken involves Operable Unit No. 2, which includes the presence of PCB and BOC in the soil and water along the Blackstone River. Ms. Kay explained that Blasland Bouck & Lee, Inc. is a contractor paid for by the parties responsible for said contamination and they have been conducting site investigations of the water and the fish in the area. Ms. Kay presented pictures from the EPA website of remedial clean up and site investigation activity taking place along the Blackstone River. Ms. Kay indicated that Blasland Bouck & Lee, Inc. continues to need access along the bikeway for this purpose. The State Properties Committee granted approval of the a two year Access Agreement in July of 2006; Blasland Bouck & Lee, Inc through the Department of Environmental Management, is now requesting an extension of said Agreement until the end of 2009, in order to conclude the site investigation portion of the project, which will result in the preparation of a capacious report to be reviewed by the Department of Environmental Management and the Environmental Protection Agency. The report will address how the site should be cleaned up. The Department of Environmental Management has cooperated with Blasland Bouck & Lee, Inc. and was actually involved in the initial litigation against the responsible parties. The original Access Agreement contains certain terms and conditions imposed by the Division of Parks and Recreation to ensure that the site investigation is done in a safe and continuous manner. Mr. Griffith

noted that the letter dated July 16, 2008, references the fact that T&W Railroad intends to construct a new rail line through a portion of this site. Ms. Kay explained that the site of the new rail line is within the 500 acre site, not the portion of the site being investigated by Blasland Bouck & Lee, Inc. Mr. Woolley asked if the plant was still in operation. Ms. Kay indicated that the plant is no longer in operation. Chairman Flynn asked who the parties responsible for the contamination are. Ms. Kay stated that the responsible parties are J&M Mills Landfill and the Peterson/Puritan Corporation and both operated facilities on the site. Peterson/Puritan is currently doing business as CCL Custom Manufacturing, Inc., which is a solvent manufacturer. Mr. Kay asked if Blasland Bouck & Lee, Inc. has indicated an estimated time for the finalization of this site investigation and subsequent clean up. Ms. Kay indicated that they have already began the clean up of Operable Unit No. 1; however, they have not yet indicated an estimated time relative to the finalization of remedial actions relative to Operable Unit No. 2. Ms. Kay stated that the first thing they addressed was the construction of a new water source for the Town of Lincoln due to the contamination of the wells. Ms. Kay stated that the site investigation report will address a timeline and the recommended remedial actions regarding Operable Unit No. 2.

A motion was made to approve an extension of the Access Agreement until December 2009, by Mr. Pagliarini and seconded by Mr. Woolley.

Passed Unanimously

ITEM F – Department of Environmental Management – A request was made for approval of and signatures on an Easement Agreement by and between the Gilbert Stuart Birthplace and Museum and the Department of Environmental Management. Ms. Primiano explained that the Department of Environmental Management is going to construct a new fish barrier on the site to direct fish from a dead-end mill channel. Ms. Primiano indicated that the site contains an existing fish ladder and public parking; therefore, the Easement Agreement formalizes the Department’s ability to maintain the fish ladder, to continue to provide public parking and to install the new fish barrier. Ms. Primiano indicated that there is an existing fish barrier; however, the Department of Environmental Management recently received a grant to install a new fish barrier. Ms. Primiano indicated that the Easement Agreement has been revised in accordance with Mr. Woolley’s request regarding liability issues. Ms. Primiano noted that there are a few errors in the documents, which were discovered this morning and need to be corrected. Ms. Primiano indicated the terms “Grantor” and “Grantee” were transposed a few times throughout the document. However, Ms. Primiano prepared corrected replacement pages to be inserted into the documents, which were already submitted to the State Properties Committee. A motion was made to approve the Easement Agreement, as amended, by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously ITEM G – Department of Environmental Management – A request was made for approval of and signatures on a Deed with Emma Pendleton Bradley Hospital for the purchase of

two (2) parcels of land located in the Town of Lincoln. Ms. Primiano indicated that the Committee has previously seen this item. It involves a strip of land along the Blackstone Canal and another small parcel of land located between Martin Street and the Lower River Road. Ms. Primiano explained that the subject properties were initially offered for sale to the Department of Environmental Management by Bradley Hospital. The parties executed a Purchase and Sale Contract and proceeded with an acquisition. However, the title search revealed that the properties were actually owned by a non-profit organization. The Department of Environmental Management then appeared before the State Properties Committee seeking approval of a Deed conveying the property from the non-profit to the Department of Environmental Management. The parties were preparing to close on the property and in order to draw down a check, the Department of Environmental Management needed a federal identification number and it was discovered that the non-profit had dissolved and no longer had a federal identification number. Subsequently, the attorney for Bradley Hospital reestablished a Board for the non-profit and transferred the subject property back to Bradley Hospital who will now finally sell it to the Department of Environmental Management. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM H – Department of Labor and Training – A request was made for approval of and signatures on a Quit Claim Deed conveying property located at 470 Metacom Avenue in the Town of Warren to the Warren

Housing Authority. Mr. Copple explained that two weeks ago the State Properties Committee approved the Purchase & Sale Agreement for the subject property. Mr. Copple stated that the Department of Labor and Training is here today seeking approval of the Quit Claim Deed. The Quit Claim Deed was reviewed by Mr. Woolley and revised in accordance with his requests. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM I – Department of Transportation – A request was made for approval of and signatures on a Letter of Authorization to allow the Rhode Island Economic Development Corporation's subcontractor, Woodward & Curran, Inc., access onto property located at 680 George Washington Highway in the Town of Lincoln to install two (2) monitoring wells. Chairman Flynn asked Ms. Gianfrancesco to give a brief history of the site. Ms. Gianfrancesco explained that the Department of Transportation's maintenance facility on George Washington Highway is located adjacent to and down gradient from said H & H Screw site. The H & H Screw site has been under the Office of Waste Management Site Investigation Program for over ten (10) years, due to chlorinated solvent contamination that was discovered in the groundwater on the property. The site has been abandoned for many years and the Town of Lincoln is in the process of attempting to have a thorough site investigation done on the property in order to conduct remediation or find a party that might be interested in conducting said remediation and then purchasing the property. Ms. Gianfrancesco explained that in order for the Town of

Lincoln and the Department of Environmental Management to be able to fully delineate the groundwater contamination, they need access to the Department of Transportation property order to determine whether the contamination has traveled from the H & H Screw property to the Department of Transportations property. At this time, the Department of Economic Development is funding the investigation through a brownfields' grant, which it was awarded. The contractor hired by the Department of Economic Development to conduct the site investigation is Woodward & Curran, Inc. and they are requesting that two monitoring wells be installed on the site of the Department of Transportation's facility. In accordance with the Letter of Authorization, Woodward & Curran, Inc. has agreed that they will only sample and examine chlorinated solvent contaminants, which are potentially emanating from the H & H Screw site. The Department of Environmental Management has no reason to believe that the Department of Transportation facility ever utilized chlorinated solvents, nor does the Department of Environmental Management have any interest in investigating the Department of Transportation property for any gasoline or petroleum releases that may have occurred. Mr. Kay requested that the Department of Environmental Management notify the Town of Lincoln's Water Resources Board of its intentions to allow Woodward & Curran, Inc. to install said monitoring wells. A motion was made to approve subject to the Department of Environmental Management noticing the Town of Lincoln's Water Commission of the intended site investigation by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM J – Department of Transportation – A request was made for permission to offer 86,239 square feet of property located along Taunton Avenue in the City of East Providence as a sole source sale to E’Zee Car Rental & Lease Company. Mr. Carcieri explained that in November of 2006, the Department of Transportation appeared before the State Properties Committee seeking approval of a sole source sale of the subject property to E’Zee Car Rental & Lease Company. E’Zee Car Rental & Lease Company is a tenant of the Department of Transportation and has been since 1998. It has licensed approximately 86,239 square feet of Department of Transportation controlled property as the site of a car rental business. The award of a license to E’Zee Car Rental & Lease Company for this activity resulted in a rather peculiar odyssey. E’Zee Car Rental & Lease Company was the only respondent to a Request for Proposals seeking the properties license and its bid met the State’s expectation of a minimum rental fee. Mr. Carcieri explained that despite a ‘revocable at will’ agreement, E’Zee Car Rental & Lease Company proceeded to construct a considerable improvement on the site for the operation of its building. Mr. Carcieri presented a site map of the property and illustrated that exact location of a square shaped structure surrounded by parked automobiles. Mr. Carcieri indicated that at the conclusion of that previous presentation, the State Properties Committee recommended that the Department of Transportation not go forward with the sole source sale of the property to E’Zee Car Rental & Lease Company. In fact, the

Committee requested that the Department of Transportation thoroughly examine the greater transportation corridor of which the E'Zee Car Rental & Lease Company parcel forms a part and report back to the Committee with its findings. The Department of Transportation through a study conducted by both Design Section and its Environmental Plan Section discovered that a considerable amount of the corridor cannot be utilized for any purpose because of a stream on site and the one hundred 100' foot set back buffer area from the stream itself. The Department of Transportation also requested that a transportation corridor of approximately forty 40' feet in width be retained again throughout the whole of the property. The Department of Transportation is unspecific at this time as to whether that corridor will be utilized as a bikeway or a bus way and has not indicated exactly what it would run back and forth over the corridor, but nevertheless wishes to retain it. Mr. Carcieri indicated that what that finding left was the following realities: The Department of Transportation recommends that the property currently licensed by E'Zee Car Rental & Lease Company be sold as a stand alone property. It totals approximately 90,000 square feet of land and there is no access to the property except from Taunton Avenue. Mr. Carcieri utilized a site map to explain the Department's recommendations regarding two other parcels of State owned property. The Department recommends that one parcel be sold to an abutter and the remaining parcel be offered to two other parties of record. Chairman Flynn suggested that one of the property lines should perhaps be slightly altered in order to remain consistent with

what appears to be an existing encroachment. Mr. Carcieri indicated that the Department is currently examining the possible encroachment noted by Chairman Flynn. Mr. Carcieri stated that the Department of Transportation has secured two appraisers to conduct appraisals of all the properties inclusive of the E'Zee Car Rental & Lease Company parcel; however, the Department does not have said appraisals in hand. Chairman Flynn clarified that the intended purpose of the two appraisals is to better determine the fair market value of the properties. Mr. Carcieri stated that it the exact purpose of the two appraisals. Mr. Kay asked what the consequences will be if the abutting property owners opt not to purchase the properties offered for sale. Mr. Carcieri indicated that the Department would be in no worse a situation than it is at this time. Mr. Carcieri explained that with the exception of addressing and curing the encroachment, the Department of Transportation cannot compel the abutters to purchase the properties, but it will be offered to the abutters at fair market value. Chairman Flynn asked Mr. Carcieri to provide a brief summary of the history of E'Zee Car Rental & Lease Company's tenure on this site and specifically the actions of the State Properties Committee relative to the authorization of the construction of the structure on the property. Mr. Carcieri explained that in 1998, when the Department of Transportation issued a Request for Proposals for the property's license, it was made clear in the document that the License Agreement would be "revocable at will" by the State of Rhode Island. Mr. Carcieri indicated that at that time, the State had recently enacted regulations, which required State licenses to contain

language that allowed them to be terminated at will. Despite that fact, E'Zee Car Rental & Lease Company bid and met the State's minimum licensed value of .40 per square foot. E'Zee Car Rental & Lease Company was the only bidder to the Request for Proposals. At that time, the Department of Transportation represented to the Committee the provisions of the License Agreement and also divulged to the Committee that E'Zee Car Rental & Lease Company intended to build on the site despite the 'revocable at will' document. Mr. Carcieri explained that the E'Zee Car Rental & Lease Company made several requests that they be granted a Lease Agreement with a six month or one year termination provision. E'Zee Car Rental & Lease Company cited some compelling reasons concerning their inability to obtain a franchise due to their lenders reluctance to invest the necessary funds under the terms of the "revocable at will" License Agreement. The State Properties Committee consistently denied their requests. E'Zee Car Rental & Lease Company went ahead and improved the property and has been the Department of Transportations tenant for ten (10) years. Mr. Carcieri indicated that is his recollection of the Request for Proposals process with the benefit of having the meeting minutes regarding previous presentations. Thereafter, in 2006, E'Zee Car Rental & Lease Company made a request to purchase the property it was licensing. Mr. Carcieri indicated that again the reason cited was the possibility of obtaining a new franchise from the Mazda Company. However, the Mazda Company was also apprehensive to give the franchise out due to the "revocable at will" document. This request to purchase the licensed property set in motion a series of

presentations by the Department of Transportation before the State Properties Committee seeking authorization to sell the property as a sole source sale to E'Zee Car Rental & Lease Company. Mr. Carcieri stated that the Department of Transportation and the State Properties Committee certainly questioned why an entity would risk making this type of improvement to the property being licensed under such a tenuous agreement, but E'Zee Car Rental & Lease Company chose to do so, although they were well aware of the nature of the License Agreement in advance of making said improvements. A motion was made to grant conceptual approval for the sole sale of the clustered parcels of land by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM K – Department of Transportation – A request was made for approval of and signatures on a Temporary Use Agreement by and between the Amica Mutual Insurance Company and the State of Rhode Island, through the Department of Transportation to install a guardrail adjacent to its parking area and highway ramps. Ms. McMahon explained that the Department of Transportation requires access to Amica Mutual Insurance Company's property to install guardrail. Ms. McMahon indicated that as the Route 146 and Route 116 ramps extend directly up to Amica Mutual Insurance Company's parking area, it requested that the Department of Transportation install guardrail. The request was reviewed by the Department of Transportation and determined that a safety issue does in fact exist; therefore, the Department is going to install the guardrail in conjunction with the I-295 Safety Improvement Guardrail Contract.

Ms. McMahon indicated that there is no monetary compensation associated with this request. The Department of Transportation is merely seeking approval of and signatures on the Temporary Use Agreement. A motion was made to approve by

Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM L – Office of Film and Television / Department of Transportation – A request was made for approval of and signatures on a Letter of Authorization by and between the Department of Transportation and Brotherhood Productions, Inc. for the filming of Season # 3 of the Brotherhood Series. This item was deferred to a future meeting of the State Properties Committee.

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.

A motion was made to enter into Executive Session by Mr. Griffith and seconded by Mr. Kay. A roll call vote was taken and the votes were as follows: Mr. Griffith voted “Aye”, Mr. Pagliarini voted “Aye”, Mr. Woolley voted “Aye”; Mr. Kay voted “Aye” and Chairman Flynn voted “Aye.”

ITEM E1 – Department of Transportation – A request was made for

approval to proceed with negotiations with P&W Railroad and Amtrak for the acquisition of easements on Plat 2665 and to acquire the remaining parcels of land needed for the Replacement of the Conant Street Railroad Bridge No. 915 in the City of Pawtucket. After discussion in Executive Session a motion was made to approve by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

The State Properties Committee closed the Executive Session and returned to the open session at 11:00 a.m.

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:01 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

Holly H. Rhodes, Executive Secretary